

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	25 April 2022
LOCATION:	12 East Front Road Bognor Regis PO21 4SU
SUBJECT:	P/46/22/PL Demolition and erection of 1 No dwelling with detached garage, hardstanding and landscaping. This application is in CIL Zone 4 and is CIL Liable as new dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the erection of 1 single storey, 3 bedroom replacement dwelling with detached garage. The site is located on East Front Road, a privately maintained road. The nearest publicly maintained road is Beach Road, a D-Class road subject to speed limit of 30mph.

The proposed plans do not appear to alter the access onto the private road.

The proposed plans demonstrate parking provision for at least 2 vehicles on the retained hardstanding area and 1 vehicle parking space within the detached garage. The garage appears to exceed the minimum internal specifications of 3 x 6m as set out in Manual for Streets (Mfs). The Arun Parking Standards expects that a minimum of 2 parking spaces would be required for a dwelling of this size.

There does not appear to be sufficient space on site for vehicles to turn and exit the site in a forward gear. However, the LHA anticipate that vehicles will be able to exit onto the publicly maintained highway in a forward gear and would not raise a highway safety concern to a lack of turn on site.

The plans do not demonstrate any secure and covered cycle storage to encourage sustainable methods of transport. Details of this can be secured via condition.

In the interests of sustainability and as a result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. The applicant is advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020).

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Jack Elliott
West Sussex County Council – Planning Services